

BOARD BILL NO. 85 INTRODUCED BY ALDERMAN KACIE STARR TRIPLETT

1 An Ordinance recommended by the Planning Commission on May 7, 2008, to
2 change the zoning of property as indicated on the District Map, from “B” Two-Family
3 Dwelling District to the “G” Local Commercial and Office District, in City Block 1809
4 (1412 Mississippi and 1922 & 1924 Park), so as to include the described parcels of land
5 in City Block 1809; and containing an emergency clause.

6 **BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:**

7 **SECTION ONE.** The zoning designation of certain real property located in City
8 Block 1809 is hereby changed to the “G” Local Commercial and Office District, real
9 property being particularly described as follows:

10 A TRACT OF LAND BEING ALL OF LOT B AND PART OF LOT A OF
11 “MISSISSIPPI AVENUE SUBDIVIION” AS RECORDED IN PLAT BOOK 03212007
12 AND PAGE 192 OF THE CITY OF ST. LOUIS RECORDER’S OFFICE;

13 BEGINNING ON THE EASTERN RIGHT OF WAY LINE OF MISSISSIPPI
14 AVENUE (120 FOOT WIDE) AND ON THE SOUTHERN LINE OF PROPERTY
15 NOW OR FORMERLY OF NEAR SOUTHSIDE IMPROVEMENT CORPORATION
16 BY DEED RECORED IN BOOK 05172004 PAGE 300 OF SAID RECORDER’S
17 OFFICE;

18 THENC E ALONG SAID SOUTHERN LINE, NORTH 87 DEGREES 47
19 MINUTES 25 SECONDS EAST A DISTANCE OF 142.00 FEET TO THE WESTERN
20 LINE OF AN ALLEY (15 FOOT WIDE);

1 THENCE LEAVING SAID SOUTHERN LINE AND ALONG SAID ALLEY,
2 SOUTH 02 DEGREES 04 MINUTES 35 SECONDS EAST A DISTANCE OF 74.48
3 FEET;

4 THENCE LEAVING SAID ALLEY THE FOLLOWING COURSES AND
5 DISTANCES: SOUTH 88 DEGREES 03 MINUTES 22 SECONDS WEST A
6 DISTANCE OF 33; SOUTH 02 DEGREES 09 MINUTES 33 SECONDS EAST A
7 DISTANCE OF 1.43 FEET; SOUTH 87 DEGREES 36 MINUTES 45 SECONDS WEST
8 A DISTANCE OF 108.67 FEET TO SAID EASTERN RIGHT OF WAY LINE OF
9 MISSISSIPPI AVENUE;

10 THENCE ALONG SAID EASTERN RIGHT OF WAY LINE, NORTH 02
11 DEGREES 04 MINUTES 35 SECONDS WEST A DISTANCE OF 76.09
12 FEET TO THE POINT OF BEGINNING;

13 THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 10,730
14 SQUARE FEET IS BASED UPON AN ACTUAL BOUNDARY SURVEY
15 COMPLETED BY COLE AND ASSOCIATES, INC. DURING THE MONTH OF
16 JULY 2007, AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS,
17 RESERVATIONS, AND CONDITIONS OF RECORD, IF ANY.

18 A TRACT OF LAND BEING PART OF LOTS 1 AND 2 OF AMENDED PLAT
19 OF P.M. DILLON'S ADDITION AND IN BLOCK 1809 OF THE CITY OF ST.
20 LOUIS, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS
21 FOLLOWS:

22 BEGINNING ON THE NORTHERN LINE OF LOT B OF MISSISSIPPI
23 AVENUE SUBDIVISION, BY THE PLAT RECORDED IN BOOK 03212007 PAGE

0192 OF THE ST. LOUIS CITY'S RECORD'S AND ON THE EASTERN RIGHT OF
WAY LINE OF MISSISSIPPI AVENUE (120 FOOT WIDE);

THENCE ALONG SAID EASTERN RIGHT OF WAY LINE, NORTH 02
DEGREES 04 MINUTES 35 SECONDS WEST A DISTANCE OF 71.06 FEET TO
THE SOUTHERN RIGHT OF WAY LINE OF PARK AVENUE (80 FOOT WIDE);

THENCE ALONG SAID SOUTHERN RIGHT OF WAY LINE, SOUTH 81
DEGREES 00 MINUTES 12 SECONDS EAST, A DISTANCE OF 144.69 FEET TO
THE WESTERN RIGHT OF WAY LINE OF AN ALLEY (15 FOOT WIDE);

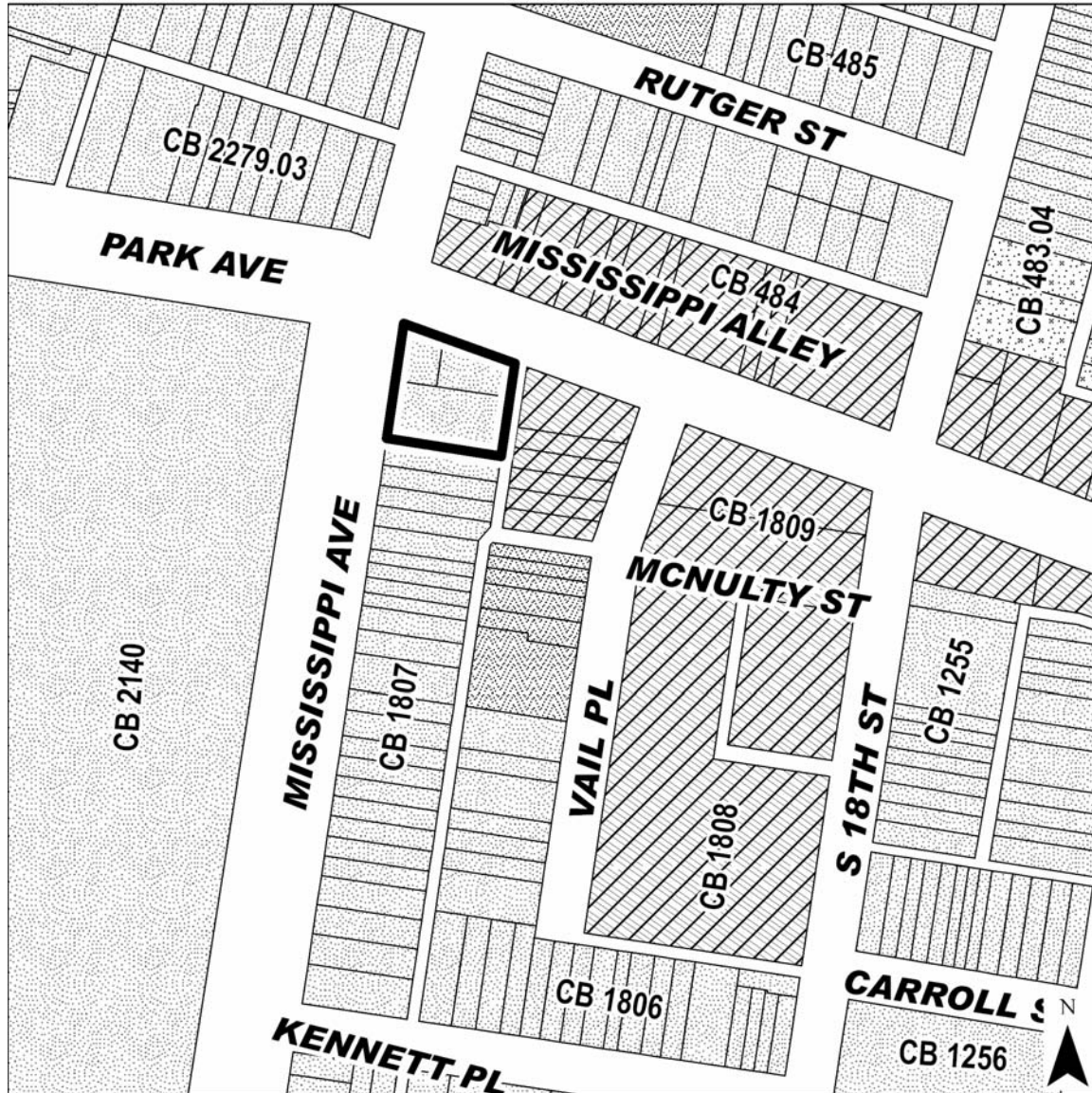
THENCE ALONG SAID WESTERN RIGHT OF WAY LINE, SOUTH 02
DEGREES 04 MINUTES 35 SECONDS EAST, DISTANCE OF 42.94 FEET TO SAID
NORTHERN LINE OF LOT B;

THENCE ALONG SAID NORTHERN LINE, SOUTH 87 DEGREES 47
MINUTES 25 SECONDS WEST, A DISTANCE OF 142.00 FEET TO THE POINT OF
BEGINNING;

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 8,094 SQUARE
FEET IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY
COLE AND ASSOCIATES, INC. DURING THE MONTH OF JULY 2007, AND IS
SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND
CONDITIONS OF RECORD, IF ANY.

SECTION 2. This ordinance being necessary for the preservation of the health,
safety and welfare shall take effect and be in full force immediately upon approval by the
Mayor of the City of St. Louis.

EXHIBIT A



Current Zone

- A Single-Family Dwelling Dist
- B Two-Family Dwelling Dist
- C Multiple-Family Dwelling Dist
- D Multiple-Family Dwelling Dist
- E Multiple-Family Dwelling Dist
- F Neighborhood Commercial Dist

- G Local Commercial District
- H Area Commercial District
- I Central Business District
- J Industrial District
- K Unrestricted District
- L Jefferson Memorial District

Planning Area

Rezoning from
"B" to "G"

PDA-061-08-REZ



CITY OF ST. LOUIS
**PLANNING & URBAN
DESIGN AGENCY**
FRANCIS G. SLAY, Mayor